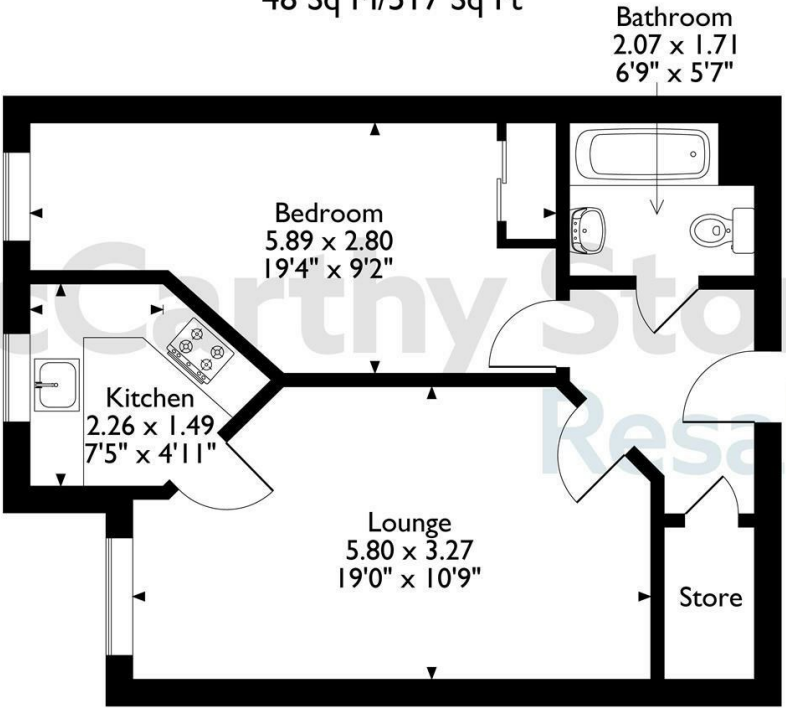


26 Olympic Court, Cannon Lane, Luton
Approximate Gross Internal Area
48 Sq M/517 Sq Ft



Second Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

26 Olympic Court

Cannon Lane, Luton, LU2 8DA



Asking price £160,000 Leasehold

A well presented one bedroom GARDEN FACING apartment situated on the second floor. Modern kitchen with BUILT IN APPLIANCES, double bedroom with FITTED WARDROBES and a modern bathroom. Olympic Court is a MCCARTHY STONE retirement living development.

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Olympic Court, Cannon Lane, Stopsley, Luton, Bedfordshire, LU2 8DA

Olympic Court

Olympic Court has been designed and constructed by award winning McCarthy & Stone. It provides secure independent living specifically for those aged 60 years and above. The dedicated House Manager is on site, Monday to Friday to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the costs of all communal areas, including the homeowners lounge and laundry room, 24 hour emergency call and security systems, external maintenance, grounds maintenance, water rates and buildings insurance. For your peace of mind, the development has CCTV door entry and 24 hour emergency call systems, should you require assistance. The Homeowners lounge provides a great space to socialise with new friends and family and the Development Guest Suite with en-suite is available for your guests at a small charge, subject to availability.

Entrance Hall

Front door with spy hole leads to the entrance hall where the 24 hour emergency call and security door entry systems with intercom and smoke detectors are located. The apartment has storage radiators and Ventaxia filtration system. Doors to the walk-in storage cupboard with wall mounted water heater, bedroom, lounge and bathroom.

Lounge

A spacious lounge with window providing outlook over the rear gardens and benefits from the morning sunshine. The room allows ample space for dining and has a feature electric fire with surround provides a great focal point. TV and telephone points (Sky/Sky+ connection points available), ceiling lights and raised height power points. Part glazed door leads into a separate kitchen.



Kitchen

Recently refitted, modern fitted kitchen with a range of white high gloss base and wall units. All units have soft close doors. Garden facing window with blind sits above the sink with mixer tap and drainer. Built in electric oven with four ring ceramic hob with tiled splash back and chrome cooker hood. Integral fridge & freezer. Ceiling lighting.

Bedroom

Double bedroom with garden facing window with double openers and the benefit of a built in wardrobe featuring sliding mirrored doors. TV and telephone point, ceiling lighting and raised height power points.

Bathroom

Modern suite with a bath and shower over with support rail and curtain, WC, vanity unit wash hand basin and fitted mirror with built in light.

Service Charge (breakdown)

- Cleaning of communal windows
- The cost of employing your House Manager
- Water rates
- Electricity, heating, lighting and maintenance to all communal areas
- 24 hour monitored emergency call and security system
- Exterior property maintenance to all external areas
- Repairs and maintenance to the interior and exterior communal areas
- Upkeep of garden and grounds
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

It does not include your Council Tax, apartment electricity or TV licence. To find out more, please



1 bed | £160,000

contact your Property Consultant or the House Manager on site.

The annual service charge for this property is £3,414.72 for financial year ending 31/03/2026. Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Parking Permit Scheme (subject to availability)

Parking is by allocated parking space subject to availability. The fee is currently £250 per annum. Permits are available on a first come first served basis

Lease Information

Lease length: 125 years from the 1st June 2011
Ground rent: £425 per annum
Ground rent review: 1st January 2026.

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

- Fibre to the Cabinet & Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

